

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 011-17 376 LAS ALTURAS ROAD MODIFICATION FEBRUARY 15, 2017

APPLICATION OF PAUL SICAT, AGENT FOR KEVIN CRAVENS, 376 LAS ALTURAS ROAD, APN: 019-312-021, A-1, SINGLE FAMILY ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX 1 DU/ACRE), (MST2010-00123)

The 1.21 acre project site is currently developed with a two-story, 4,748 square foot single-family residence with a 523 square foot attached two-car garage, pool and spa. The proposed project is to permit the "as-built" exterior stairs and Edison utility platform along the western side of the property.

The discretionary application required for this project is an <u>Interior Setback Modification</u> to allow the "as-built" exterior stairs and Edison utility platform to remain within the required 15 foot Interior Setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15302 (Replacement or Reconstruction).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, February 9, 2017.
- 2. Site Plans

NOW, THEREFORE BE IT RESOLVED that the Staff Hearing Officer approved the subject application making the following findings and determinations that the <u>Interior Setback Modification</u> is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed "as-built" Edison utility platform and stairs within the interior setback is an appropriate improvement for this neighborhood because the alterations improve the function and aesthetics of the existing single-family residence, and the changes do not adversely impact the adjacent neighbors or the visual aesthetic from the street.

This motion was passed and adopted on the 15th day of February, 2017 by the Staff Hearing Officer of the City of Santa Barbara.

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I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- 3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 4. **PLEASE NOTE:** A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 5. <u>NOTICE OF APPROVAL TIME LIMITS</u>: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
 - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
 - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
 - i. an Issuance of a Certificate of Occupancy for the use, or;
 - ii. one (1) year from granting the approval.